ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಸಹಭಾಗಿತ್ವದ – ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೊಂದಾಯಿತ ಕಚೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು – 560 027, ಭಾರತ

**Bangalore Metro Rail Corporation Ltd.**
(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar, Bangalore - 560 027. INDIA

BMRCL/PD/Nagawara Stn-PD/1/2025-26 **Date**: 22/04/2026

# CORRIGENDUM

## Tender for providing Transaction Advisory (TA) Services for Integrated Property Development at Nagawara Metro Station of BMRCL

**BMRCL RFP No.:** BMRCL/A(PD)/TA/NGWA/2025-26/1

**KPPP Ref. No.:** BMRCL/2025-26/SE0041 Dtd.: 27/03/2026

| Sl. No. | Tender Page No. | Subject/ Clause No. | Existing Tender condition | To be read as / to be replaced as / to be added as |
|---|---|---|---|---|
| 1 | 3 | Key Details | Bid submission through KPPP e-Procurement Portal (online) | On or before 17:00 Hrs of dt.: 27/04/2026. |
| 2 | 9 | 3 (D) Key Personnel | The Consultant shall deploy the following three key professionals for the duration of the assignment | The Consultant shall deploy the following **Four** key professionals for the duration of the assignment |
| 3 | 14 | 13.6 (b) | If the bidder does not accept the correction of his bided price in terms of Clause 23.2.5 of Instructions to Bidders (ITB) | If the bidder does not accept the correction of his bided price in terms of **Clause 23.3** of Instructions to Bidders (ITB). Please refer Sl. No. 5, 6 & 7 below. |
| 4 | 19 | 23.2.4 (A) of Section B: Instructions to Bidder (ITB) | Arithmetical errors corrected by the Employer as per Clause 23.1.6 of Instructions to Tenderers (ITT). | Arithmetical errors corrected by the Employer as per **Clause 23.3.1** of Instructions to Bidders (ITB). |
| 5 | 19 | Correction of Errors | Clause No. 23.1.6: Correction of Errors | **Clause No. 23.3: Correction of Errors** |
| 6 | 19 | | Clause No. 23.1.7: The Evaluation Committee will determine whether the Financial Proposals are | **Clause No. 23.3.1:** The Evaluation Committee will determine whether the Financial Proposals are |



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**CIN No. : U16286KA1994GOI016286**

| Sl. No. | Tender Page No. | Subject/ Clause No. | Existing Tender condition | To be read as / to be replaced as / to be added as |
|---|---|---|---|---|
| | | | complete, (i.e. whether they have costed all Items and add their cost), correct any Computational Errors.<br><br>The effect of the price adjustment provisions of the Conditions of Contract, to be applied over the period of execution of the Contract, shall not be considered in bid evaluation | complete, (i.e. whether they have costed all Items and add their cost), correct any Computational Errors.<br><br>The effect of the price adjustment provisions of the Conditions of Contract, to be<br>applied over the period of execution of the Contract, shall not be considered in bid evaluation. |
| 7 | 19 | | Clause No. 23.1.8:<br>Conditional quotes for any or all schedules of Price Bid may lead to rejection of Bid. | **Clause No. 23.3.2:**<br>Conditional quotes for any or all schedules of Price Bid may lead to rejection of Bid. |
| 8 | 59 | Contract Data<br>Sl. No. 4 | Time for Completion (CC Clause-10) :<br>The duration of services under this Assignment will be for 30 Weeks from the date<br>of commencement of service i.e., date of signing of Agreement. | Time for Completion (CC Clause-10) :<br>The duration of services under this Assignment will be for **26 Weeks** from the date of commencement of service i.e., date of signing of Agreement. |
| 9 | 26 | 3.1A Consultancy Experience | Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services that has been completed during the last 07 (Seven) years, ending as on the date of bid submission where the value of services meets or exceeds INR 25.48 Lakhs** from a Single Contract. | Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services that has been completed during the last **10 (Ten)** years, ending as on the date of bid submission where the value of services meets or exceeds INR 25.48 Lakhs** from a Single Contract. |
| 10 | 26 | 3.1A Consultancy Experience | Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services at least must have successfully completed 03 | Experience as a Prime Consultant (Single Entity or Joint Venture partner) in *Similar Consultancy Services at least must have successfully completed 03 |

| Sl. No. | Tender Page No. | Subject/ Clause No. | Existing Tender condition | To be read as / to be replaced as / to be added as |
|---|---|---|---|---|
| | | | (Three) similar Contracts in Government/PSU/Local Bodies that have been completed during the last 07 (Seven) years ending as on the date of bid submission. | (Three) similar Contracts in Government/PSU/Local Bodies that have been completed during the last **10 (Ten)** years ending as on the date of bid submission. |
| 11 | 26 | | *Similar Consultancy Services means 'Transaction Advisory Assignments' for development of infrastructure projects involving development of large commercial assets on PPP model in sectors such as Metro Rails, IT Parks, Airports, Railways, Tourism, Hotels/resorts, Housing, Way-side amenities. However, Consultancy services for EPC will not be considered for evaluation. | *Similar Consultancy Services means 'Transaction Advisory Assignments' for development of infrastructure projects involving development of large commercial assets on PPP model in sectors such as Metro Rails, IT Parks, Airports, Railways, Tourism, Hotels/resorts, Housing, Way-side amenities, **multi-modal logistic hubs, & industrial parks**. However, Consultancy services for EPC will not be considered for evaluation. |
| 12 | 47 | Clause 3.2.2 Conflict of Interest | The Consultants agree that, during the term of this Contract and after its termination, the Consultants and any entity affiliated with the Consultants, as well as any Sub-consultant (If applicable) and any entity affiliated with such Sub-consultant (if applicable), shall be disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services. | The Consultants agree that, during the term of this Contract **or after completion of the Contract or pre-mature termination of the Contract**, the Consultants and any entity affiliated with the Consultants, as well as any Sub-consultant (If applicable) and any entity affiliated with such Sub-consultant (if applicable), shall be disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the Services. |

## Sl. No. 11: Existing Tender Information

**Page No. 7** - Site No. 1 Built-Up Area above Nagawara Metro Station – Pink Line UG Station

| Site No. 1 Built-Up Area above Nagawara Metro Station – Pink Line UG Station | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 13,528 | 1,45,614.18 |
| Allowed FAR | 2.5 | |
| Built-Up Area | 67,640 | 7,28,070.90 |
| Achieved BUA (Property Development Area) | 66,953 | 7,20,676.09 |
| Achieved FAR | 4.95 | |
| Land area for commercial space | 66,953 | 7,20,676.09 |
| No. of Floors existing | 4 Floors (1st to 4th Floor) | |
| No. of Floors proposed | 8 Floors (1st to 8th Floor) | |
| Basement area | NA | |
| Height above road level: 43.86 mtrs. | | |
| Height Below road level: NA | | |

**To be read as / to be replaced as / to be added as**

| Site No. 1 Built-Up Area above Nagawara Metro Station | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 13,528.32 | 1,45,617.62 |
| Built-up Area (with 4 floors already constructed) | 36,378.55 | 3,91,575.45 |
| FAR achieved so far | 2.69 | |
| Proposed future construction with additional 4 floors – Total BUA achievable (for 8 floors) | 64,544.83 | 6,94,754.76 |
| Total FAR (with 8 floors) | 4.77 | |
| Area for commercial use (4 floors) | 27,276.55 | 2,93,602.34 |
| Area for commercial use (8 floors) | 55,616.79 | 5,98,654.14 |
| No. of Floors existing | Ground + 4 | |
| No. of Floors proposed | Ground + 8 | |
| Basement area | NA | |
| Height above road level: 43.11 mtrs. (8 floors) | | |
| Height Below road level: 25.11 mtrs. (4 floors) | | |

## Sl. No. 12: Existing Tender Information

**Page No. 8** - Site No. 2 Vacant Area for Proposed MLCP Building

| Site No. 2 Vacant Area for Proposed MLCP Building | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 8,651 | 93,118.59 |
| Allowed FAR | 2.5 | |
| Proposed Total Built-Up Area | 31,319.42 | 3,37,119.43 |
| Achieved BUA (Proposed Property Development Area) | 7,846 | 84,453.64 |
| Achieved FAR | 3.6 | |
| Land area for commercial space | 31,319.42 | 3,37,119.43 |
| No. of Floors existing | NA | |
| No. of Floors proposed | G+4 | |
| Basement area | NA | |
| Height above road level: 28.75 mtrs. | | |
| Height Below road level: NA | | |

**To be read as / to be replaced as / to be added as**

| Site No. 2 Vacant Area for building MLCP | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 4,985.86 | 53,667.40 |
| Achieved BUA | 24,629.19 | 2,65,106.42 |
| FAR proposed | * | |
| No. of Floors proposed | Ground + 6 | |
| Basement area | NA | |
| Height above road level: 24.8 mtrs. | | |

*Since the area above the cut and cover is earmarked for parking purpose, FAR is not applicable.

## Sl. No. 13: Existing Tender Information

**Page No. 8** - Site No. 3 Nagawara Metro Station – Airport / Blue Line Elevated Station

| Site No. 3 Nagawara Metro Station – Airport / Blue Line Elevated Station | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 2,968 | 31,947.29 |
| Allowed FAR | 2.5 | |
| Built-Up Area | 9,888 | 1,06,433.50 |
| Proposed Total Built-Up Area | 3,055 | 32,883.75 |
| Achieved BUA (Proposed Property Development Area) | 3.33 | |
| Land area for commercial space | 1,673 | 18,008.02 |
| No. of Floors existing | NA | |
| No. of Floors proposed | G+5 | |
| Basement area | NA | |
| Height above road level: 20.72 mtrs. | | |
| Height Below road level: NA | | |

**To be read as / to be replaced as / to be added as**

| Site No. 3 Upcoming Elevated Metro Station at Nagawara Ring Road Junction | | |
|---|---|---|
| **Project Details** | **Sq. mt.** | **Sq. ft.** |
| Site area | 2,968 | 31,947.29 |
| Area for commercial use | 3,055 | 32,883.75 |
| Achieved BUA | 9,888 | 1,06,435.5 |
| Achieved FAR | 3.33 | |
| No. of Floors existing | Ground + 5 | |
| Basement area | NA | |
| Height above road level: 24.32 mtrs. | | |

**Note: This corrigendum shall be the integral part of the tender document, hence the bidders are requested to consider the changes/correction made herewith before submitting their bids. Other than the changes mentioned in this corrigendum, all other terms and conditions remain unchanged.**

Sd/-
Director (Finance)
Bangalore Metro Rail Corporation Limited